



July 26, 2011

George M. Kramer, AICP
AECOM
150 N. Orange Avenue Suite 200
Orlando, Florida 32801

RE: Dewey Robbins Property Rezoning Application
Project No. 2011070002 Application Request No. 1867

Dear Mr. Kramer:

The Lake County Development Review Staff reviewed the proposed rezoning of the property known as the Dewey Robbins Property. Based on that review, we have concluded that additional information is needed to meet the requirements of County and State Codes. The review comments are included below for your reference.

Please address the comments at your earlier convenience; resubmit the necessary items review and provide a written response to all comments. In order to continue on the schedule for the September 2011 public hearing schedule, the requested information must be provided by August 5, 2011.

A meeting to discuss the comments with DRS has been scheduled for Tuesday, August 2, 2011 at 9am. The meeting will be held in the Growth Management Conference Room, located on the 5th floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan, Land Development Regulations and other County and State Codes. You will be contacted after the review is completed.

REVIEW COMMENTS

PLANNING & COMMUNITY DESIGN DIVISION

Planning Comments:

1. Please provide an electronic version of the legal description in Word format for incorporation into the PUD ordinance.
2. Please provide the square footage of all structures along with the anticipated access for the property and the approximate location of all natural features such as wetlands, forests, water bodies and floodplains.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

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District 1

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District 2

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District 3

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District 4

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District 5

3. The submittal format requirements for PUDs shall include the following:

a. All plans shall be drawn to a scale of one (1) inch equals one hundred (100) feet, unless the County Manager or designee determines that a different scale is sufficient or necessary for proper review of the proposal, or another provision of these regulations requires a different scale.

b. The plans shall be twenty-four (24) inches by thirty-six (36) inches in size. A three-quarter ($\frac{3}{4}$) inch margin shall be provided on all sides except for the left binding side where a two (2) inch margin shall be provided unless the County Manager or designee determines that a different size is sufficient or necessary for proper review of the proposal.

c. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

4. The front cover sheet of each plan shall include:

a. A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the Section(s), Township and Range, together with the principal roads, city limits, and/or other pertinent orientation information.

b. A complete legal description of the property.

c. The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.

d. Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

e. Each sheet shall contain a title block with the name of the site, the stated and graphic scale, a north arrow, and date.

f. The plan shall show the boundaries of the property with a metes and bounds description reference to Section, Township and Range, tied to a Section or Quarter-Section or Subdivision name and Lot number(s).

g. The area of property shown in square feet and acres.

h. An aerial photograph no older than the most recent aerials available from the County Manager or designee with property boundaries overlain. (Such aerial photograph may be located on a separate sheet if necessary).

5. The development plan should consist of a general sketch with supporting information (the plan shall be drawn to scale; the proportions and location of land use may be generalized). Each development plan shall show:

a. Existing Conditions.

(1) The location of existing property or right-of-way lines both for private and public property, streets, sidewalks, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, stormwater management systems, fire hydrants, and

any public or private easements.

(2) Any land rendered unusable by deed restrictions or other legally enforceable limitations.

(3) Contour lines at five (5) foot intervals unless it is determined that lower intervals are more appropriate for the size or location of the development.

(4) All water courses, water bodies, floodplains, wetlands, jurisdictional wetlands, important natural features and wildlife areas, U.S.D.A. Soil Conservation Service soil types and Florida Land Use and Classification System (FLUCS) vegetative cover overlain on the plan.

(5) Existing zoning district of the parcel.

(6) A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement, showing:

(a) Land uses and locations of principal structures and major landscape features.

(b) Densities of residential use.

(c) Traffic circulation systems.

(d) Existing and proposed driveways and roadways.

(7) Location of proposed site in relation to any established urban service areas and utilities.

(8) A depiction of the proposed development entranceway/driveway in relation to other access locations sufficient to insure compliance with access management criteria.

b. Proposed Site Activities and Design.

(1) The approximate location and intensity or density of the proposed site.

(2) A general parking and circulation plan.

(3) Points of ingress to and egress from the site with relation to existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.

(4) Proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management systems.

(5) Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

(6) Proposed open space areas on the site and types of activities proposed to be permitted on them.

(7) Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.

- (8) A description of how the plan mitigates or avoids potential conflicts between land uses.

Informational Comments

The following comments are included to inform you of Code requirement, fees, or processes that will be required when you move forward with the Preliminary Plat Application process.

Planning and Community Design

Landscape Comments:

If approved, the PUD will require a Type B landscaping buffer. All landscape plans shall be prepared by a registered landscape architect.

Environmental Comments:

1. A preliminary review shows a large amount of wetlands on the project site. Wetland impacts shall be avoided and a minimum 25-ft wetland buffer shall be imposed. All wetlands shall be placed in a separate plat and placed in a recorded conservation easement prior to construction plan approval.

2. An Environmental Assessment (EA) will be required with a development application in order to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC), and an inventory of any wildlife corridors identified by the FFWCC, Florida Department of Environmental Protection and the Florida Natural Areas Inventory.

Concurrency Comments:

Based on the information provided, the proposed use will be subject to submitting a Capacity Encumbrance application for approval of a Capacity Encumbrance Letter (CEL) at the time of Preliminary Plat approval. The CEL, encumbers capacity for public facilities and services for 120 days from the date of issuance. Prior to expiration of the CEL, you must either have a building permit issued or apply for and receive a Capacity Reservation Certificate. In order to receive the Certificate, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are based on 50% of the estimated applicable impact fees (school, park, and transportation) for residential (per lot).

Transportation Impact fees are suspended until March 1, 2012 and School Impact fees are suspended until April 1, 2012. A building permit must be obtained prior to the suspension date to avoid paying these fees, otherwise, the impact fees will apply and will be assessed based on the square footage of the residence.

Impact fees are currently: \$11,769 (up to 1500 sq ft living area); \$12,316 (1501 sq ft up to 2500 sq ft) and over 2500 sq ft (\$12,710).

Potential Review Fees

Should the PUD request be granted, the applicants next step will be to submit a preliminary plat application. An estimate of the review fees has been calculated to be \$3249.00

Planning and Community Design- \$1000.00

Landscape Review-\$200.00

Capacity Encumbrance-\$1055.00

Public Works-\$460.00
Fire Review-\$359.00
Health Department-\$175.00

Public Works Department

Transportation Comments:

1. The proposed entrance at the Dewey Robins has a 90 Degree bend that may have to be evaluated and a new intersection design proposed during Preliminary Plat submittal. Turn lanes and additional right-of-way dedication may be required.
2. Please note that at preliminary plat, a full transportation study will be required. This study may need to be updated if the elapsed time is greater than 1 year.

Stormwater Comments:

The development must comply with Lake County and FEMA Flood Management regulations at the time of preliminary plat or construction plan review.

Building Division-Fire Section


1. Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.
2. In subdivisions with one (1) acre or larger lots where no public or private water system is available, no fire protection water supply is required.
3. Fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Health Department-Environmental Health

1. If public water service connections are not available then onsite well permitting, application and inspection will be needed through Lake County Health Department (CHD).
2. If public sewer connections are not available then onsite septic system (OSTDS) permitting, application, and inspection approval will be needed through Lake CHD.

Should you have any questions, please do not hesitate to contact our office at (352) 343-9739.

Sincerely,



Jennifer M. Cotch, Environmental Specialist
Phone: (352) 343-9739 ext. 5419
email: jcotch@lakecountyfl.gov

cc: File